

NEW WAREHOUSE BUILDING

74'-0" x 99'-10"

593 Co Rd 3597, Boyd, TX 76023

BUILDING CODE INFORMATION

OCCUPANCY CLASSIFICATION:

S-1 (MODERATE-HAZARD STORAGE)

B (BUSINESS OFFICE AREA)

CONSTRUCTION TYPE:

TYPE IIB

OCCUPANT LOAD:

WAREHOUSE (S-1): 15 OCCUPANTS

OFFICE (B): 10 OCCUPANTS

TOTAL OCCUPANT LOAD: 25 OCCUPANTS

1ST FLOOR PLAN: 7,388 SQ.FT

2ND FLOOR PLAN: 1,480 SQ.FT

TOTAL: 8,868 SQ.FT

SHEET INDEX

00- FRONT PAGE
C1- SITE PLAN
A1- 1ST FLOOR PLAN
A2- 2ND FLOOR PLAN
A3- ELEVATIONS
A4- EMERGENCY
EGRESS PLAN

E1- ELECTRICAL PLAN
P1- PLUMBING PLAN
P1- PLUMBING DETAIL
M1- MECHANICAL PLAN
S1- ROOF FRAMING
S2- FOUNDATION PLAN
S3- FLOOR FRAMING
S4- STAIRCASE DETAIL



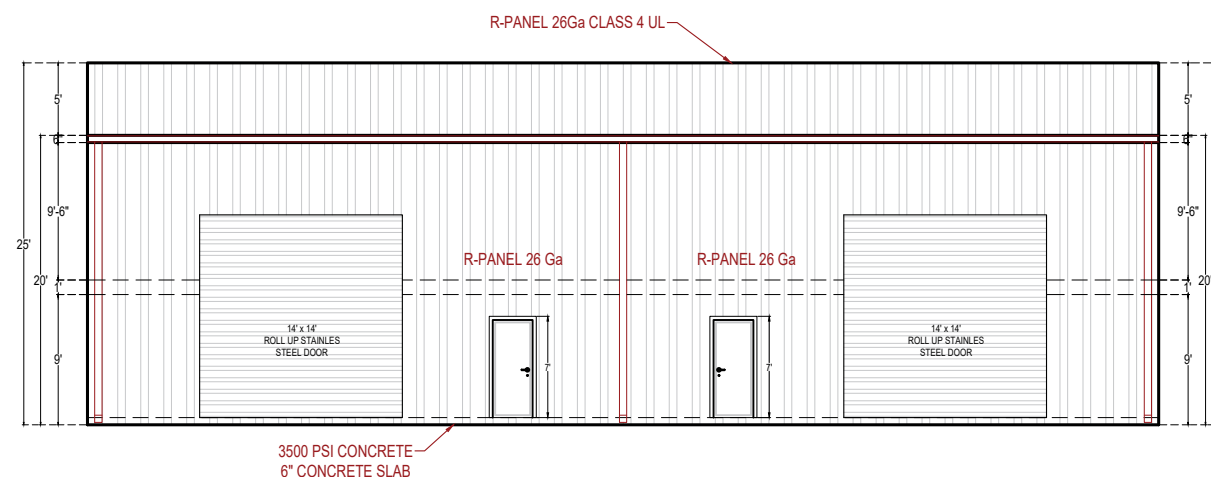
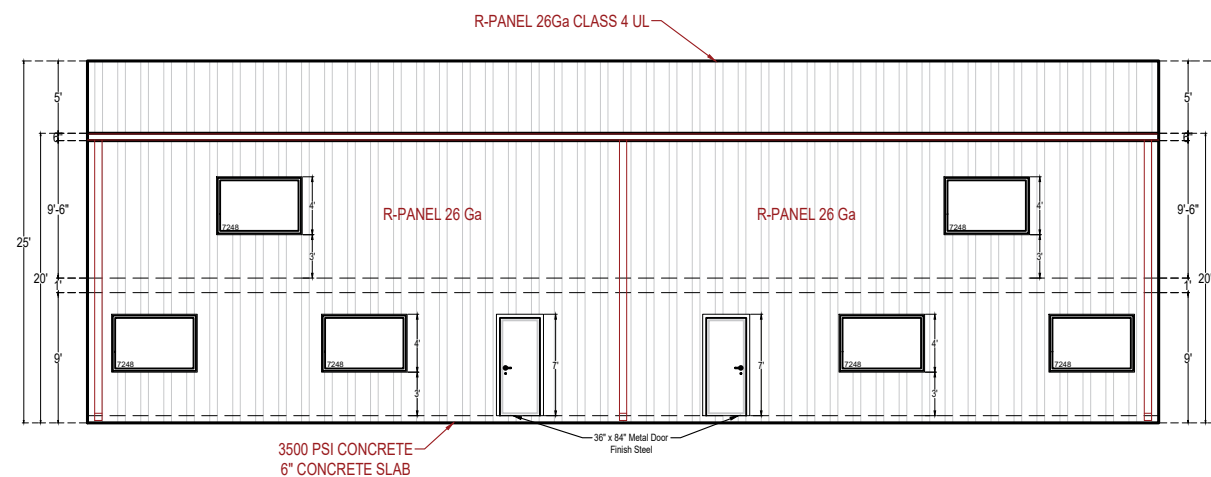
APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)

2021 INTERNATIONAL MECHANICAL CODE (IMC)

2021 INTERNATIONAL PLUMBING CODE (IPC)

2023 NATIONAL ELECTRICAL CODE (NEC)



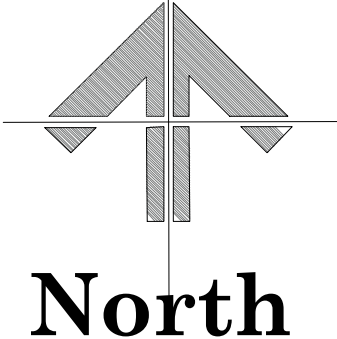
PROJECT DESIGN

General Contractor:

593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
ORIG. DATE:	REV. DATE:
05/28/26	
JOB NO.:	SHEET NO.:
	00
SCALE:	

110 Co Rd 3599



SCOPE OF WORK

NEW WAREHOUSE BUILDING

This project consists of the construction of a new 8,868 sq.ft. warehouse building, including structural steel framing, metal roofing, office areas, plumbing, electrical systems, and HVAC installations.

STRUCTURAL WORK

- * Construct new reinforced concrete foundations and floor slab.
- * Erect pre-engineered structural steel framing system.
- * Install steel columns, rafters, girts, and purlins as required.
- * Provide all structural connections, anchor bolts, and base plates.
- * Construct second-floor office/mezzanine area as indicated on plans.

ROOFING & EXTERIOR WALLS

- * Install 26-gauge R-Panel metal roofing over steel purlins.
- * Install R-Panel metal wall cladding over steel framing system.
- * Provide flashing, trim, sealants, and weatherproofing as required.
- * Install overhead doors, personnel doors, and windows as shown on plans.

PLUMBING WORK

- * Install domestic cold and hot water distribution system.
- * Install sanitary sewer, waste, and vent piping.
- * Provide water heater and all required plumbing fixtures.
- * Connect plumbing systems to existing utility services.

ELECTRICAL WORK

- * Provide complete electrical service and distribution system.
- * Install electrical panels, branch circuits, receptacles, switches, and lighting fixtures.
- * Install emergency lighting and exit signage as required.
- * Provide grounding and bonding in accordance with the NEC.

HVAC WORK

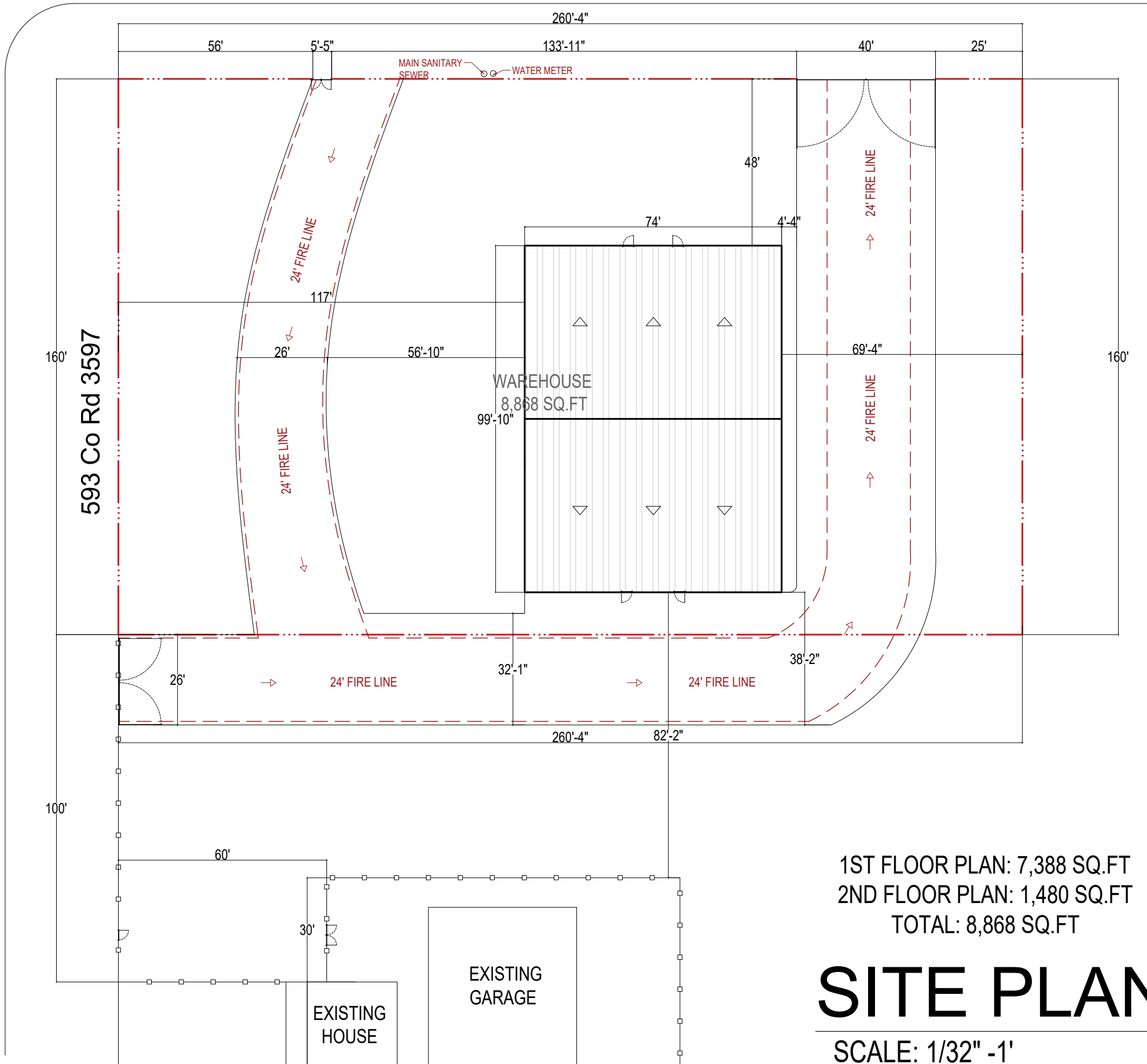
- * Install ductless mini-split air conditioning systems for office areas.
- * Provide refrigerant piping, condensate drains, and electrical connections.
- * Install indoor and outdoor units as specified by manufacturer.
- * Test and balance HVAC systems upon completion.

INSULATION

- * Provide insulation as required by the applicable Energy Code.
- * Install roof and wall insulation in accordance with approved construction documents.

GENERAL

- * All work shall comply with the 2021 International Building Code (IBC), 2021 International Mechanical Code (IMC), 2021 International Plumbing Code (IPC), 2020 National Electrical Code (NEC), and all applicable local codes and regulations.
- * Contractor shall coordinate all trades and obtain all required inspections and approvals.



1ST FLOOR PLAN: 7,388 SQ.FT
 2ND FLOOR PLAN: 1,480 SQ.FT
 TOTAL: 8,868 SQ.FT

SITE PLAN

SCALE: 1/32" -1'

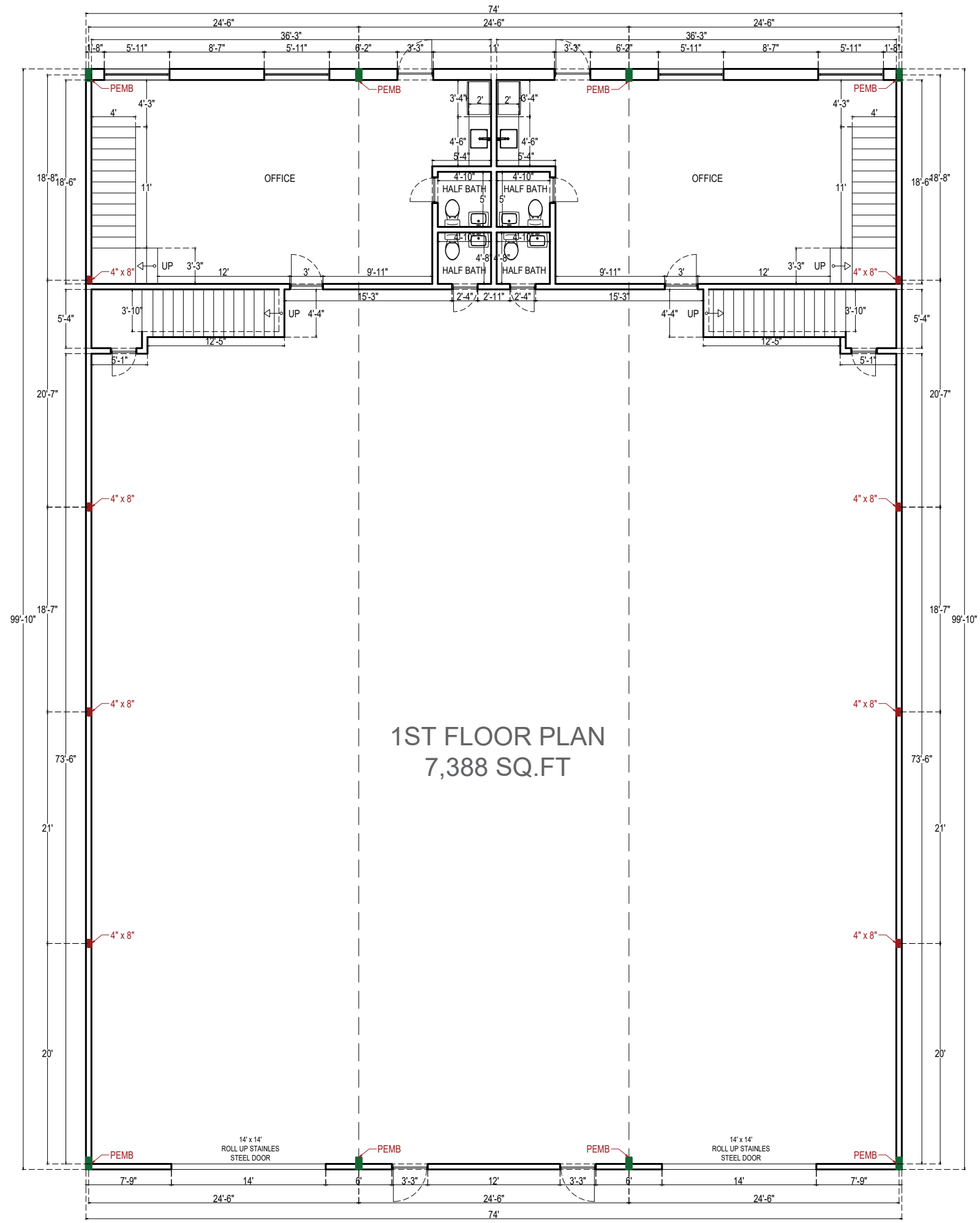
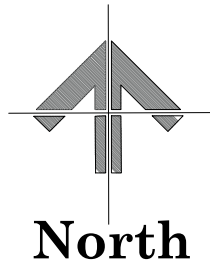
PROJECT DESIGN

General Contractor:

SITE PLAN

593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.:	SHEET NO.:
SCALE: 1/128" -1'	C1



1ST FLOOR PLAN
7,388 SQ.FT

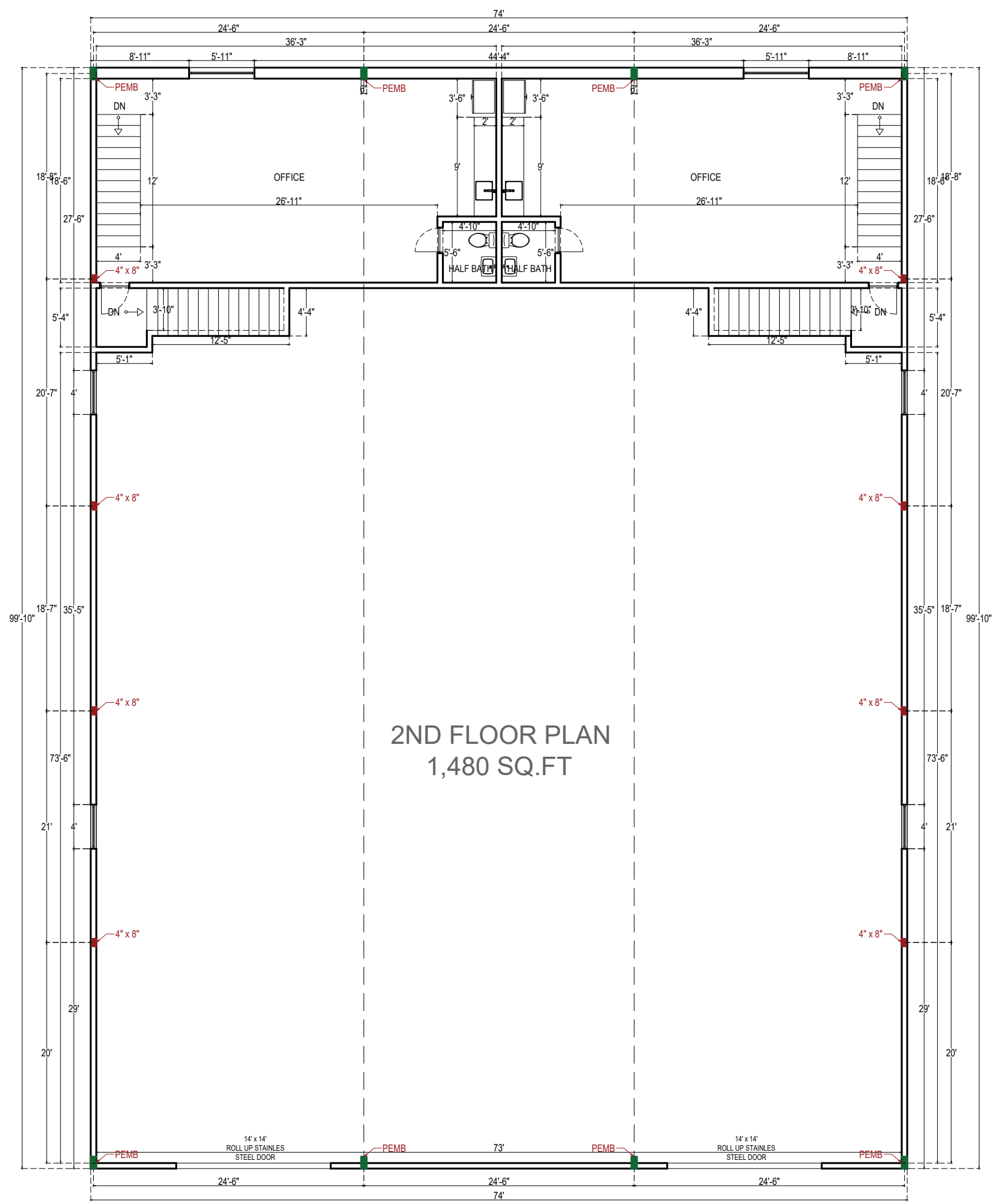
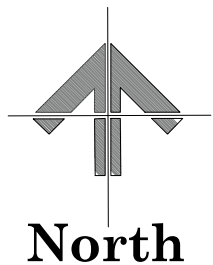
1ST FLOOR PLAN
SCALE: 3/32" -1'

PROJECT DESIGN

General Contractor:

1ST FLOOR PLAN
593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.	SHEET NO.
SCALE: 3/32" -1'	A1



2ND FLOOR PLAN
1,480 SQ.FT

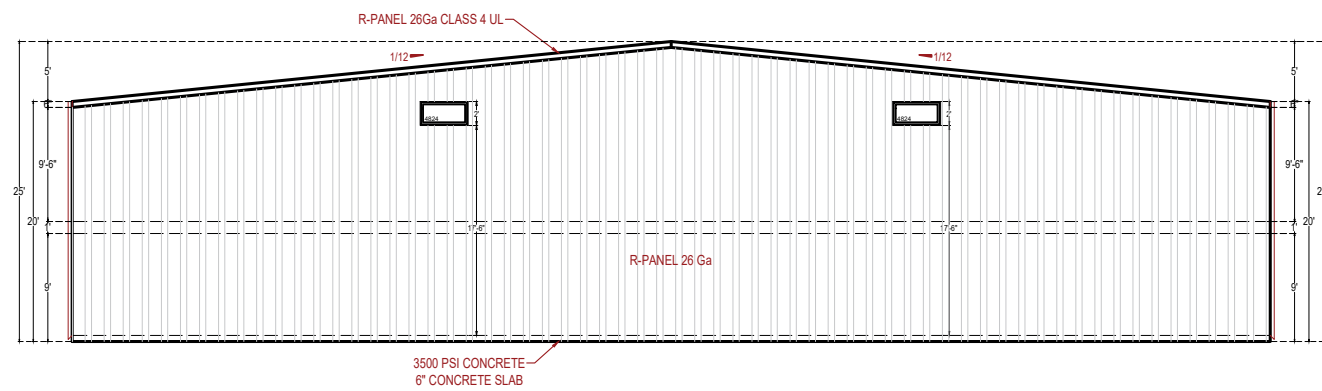
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SCALE: 3/32" - 1'

PROJECT DESIGN

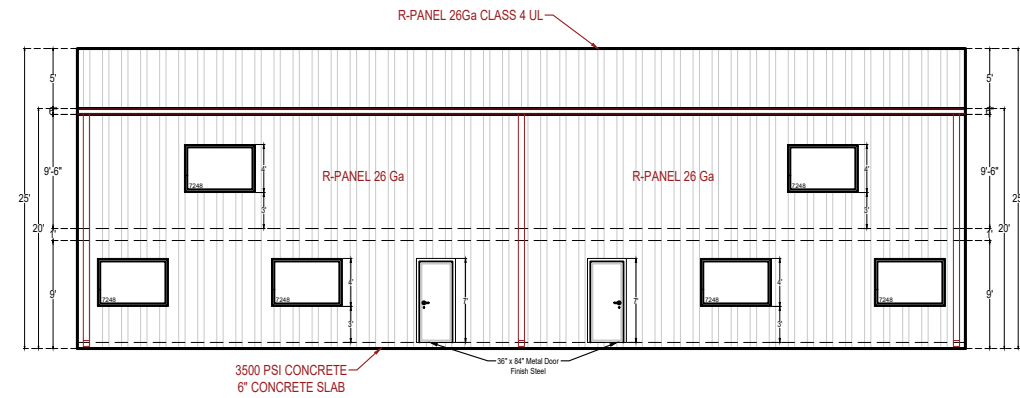
General Contractor:

2ND FLOOR PLAN
593 Co Rd 3597, Boyd, TX 76023

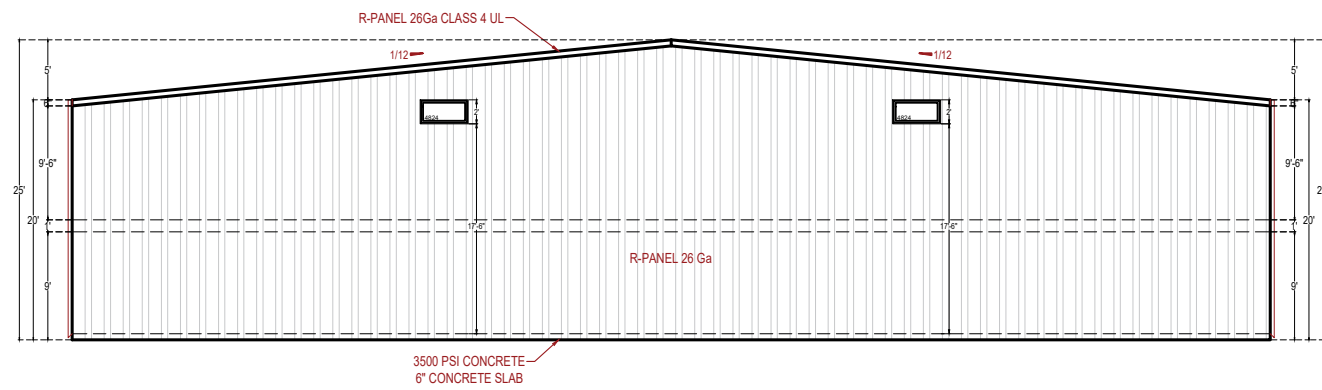
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ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.	SHEET NO.
SCALE: 3/32" - 1'	A2



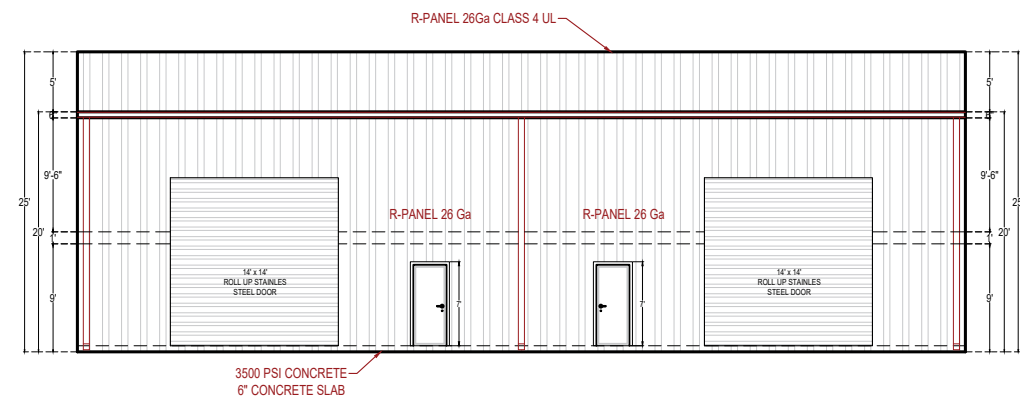
EAST ELEVATION
SCALE: 1/16" -1'



NORTH ELEVATION
SCALE: 1/16" -1'



WEST ELEVATION
SCALE: 1/16" -1'



SOUTH ELEVATION
SCALE: 1/16" -1'

PROJECT DESIGN

General Contractor:

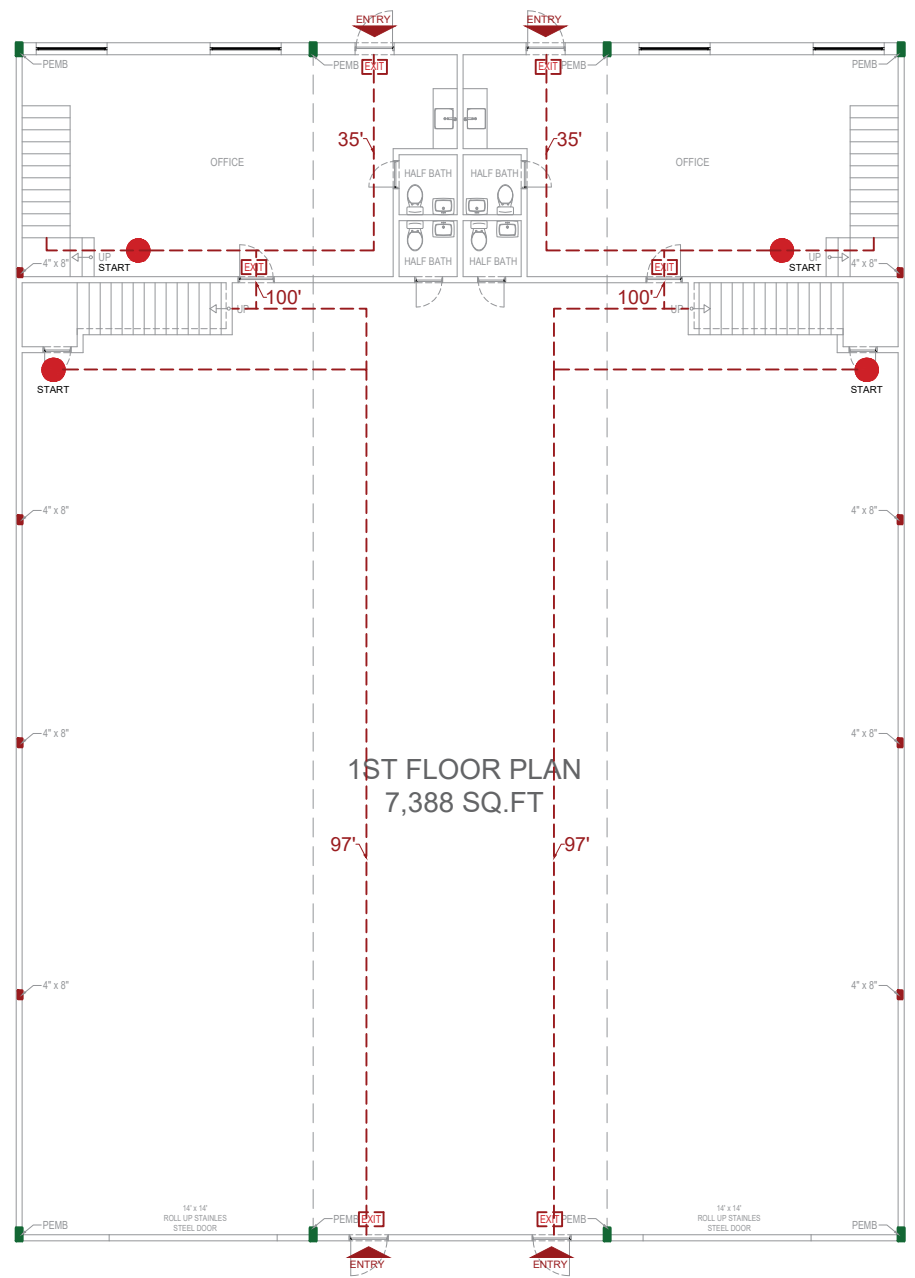
ELEVATIONS
593 Co Rd 3597, Boyd, TX 76023

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ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.	SHEET NO.
SCALE: 1/16" -1'	A3

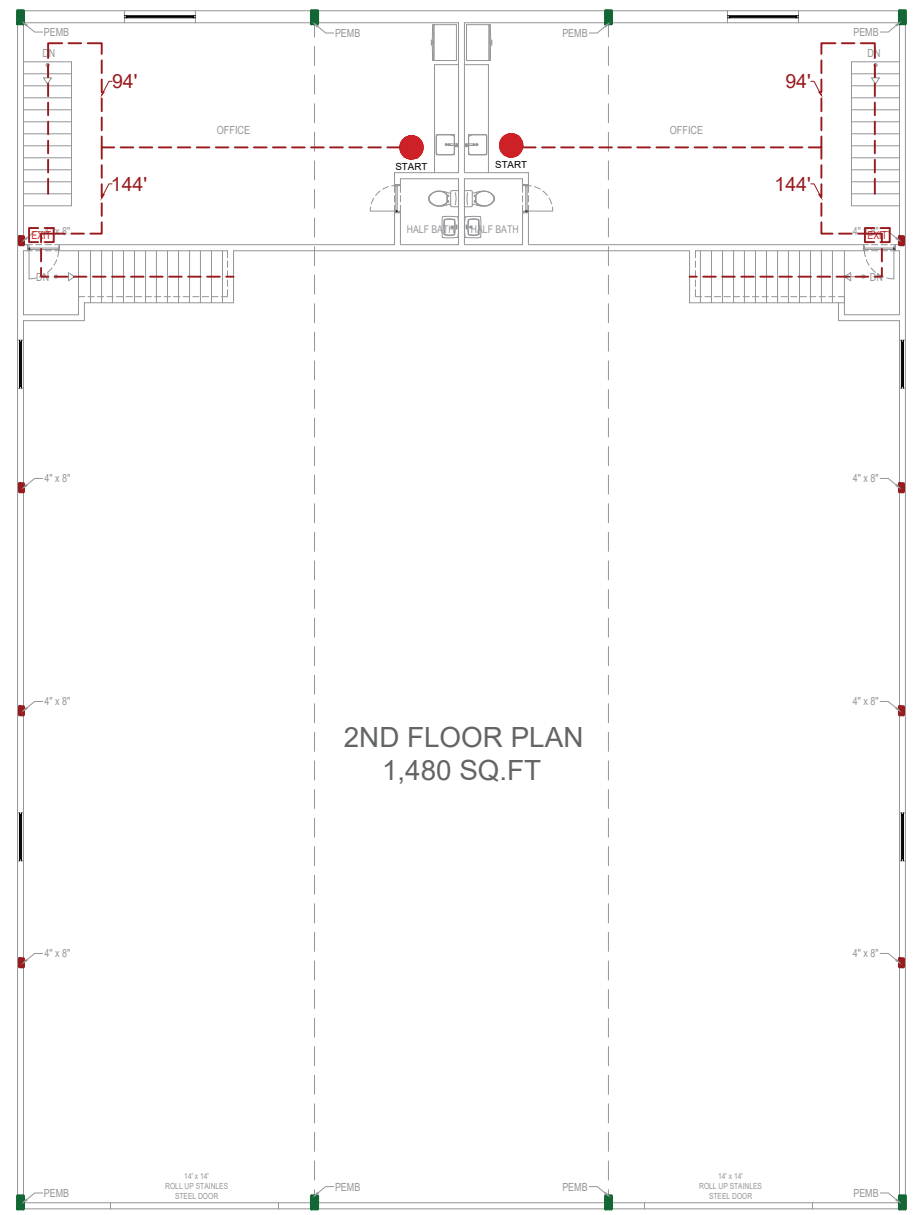
PROJECT DESIGN

General Contractor:

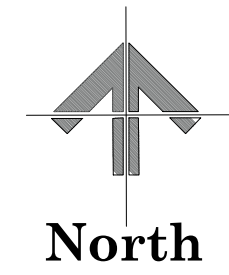
EMERGENCY EGRESS PLAN
593 Co Rd 3597, Boyd, TX 76023



1ST FLOOR PLAN
7,388 SQ.FT



2ND FLOOR PLAN
1,480 SQ.FT



EGRESS START
 START

EGRESS PATH

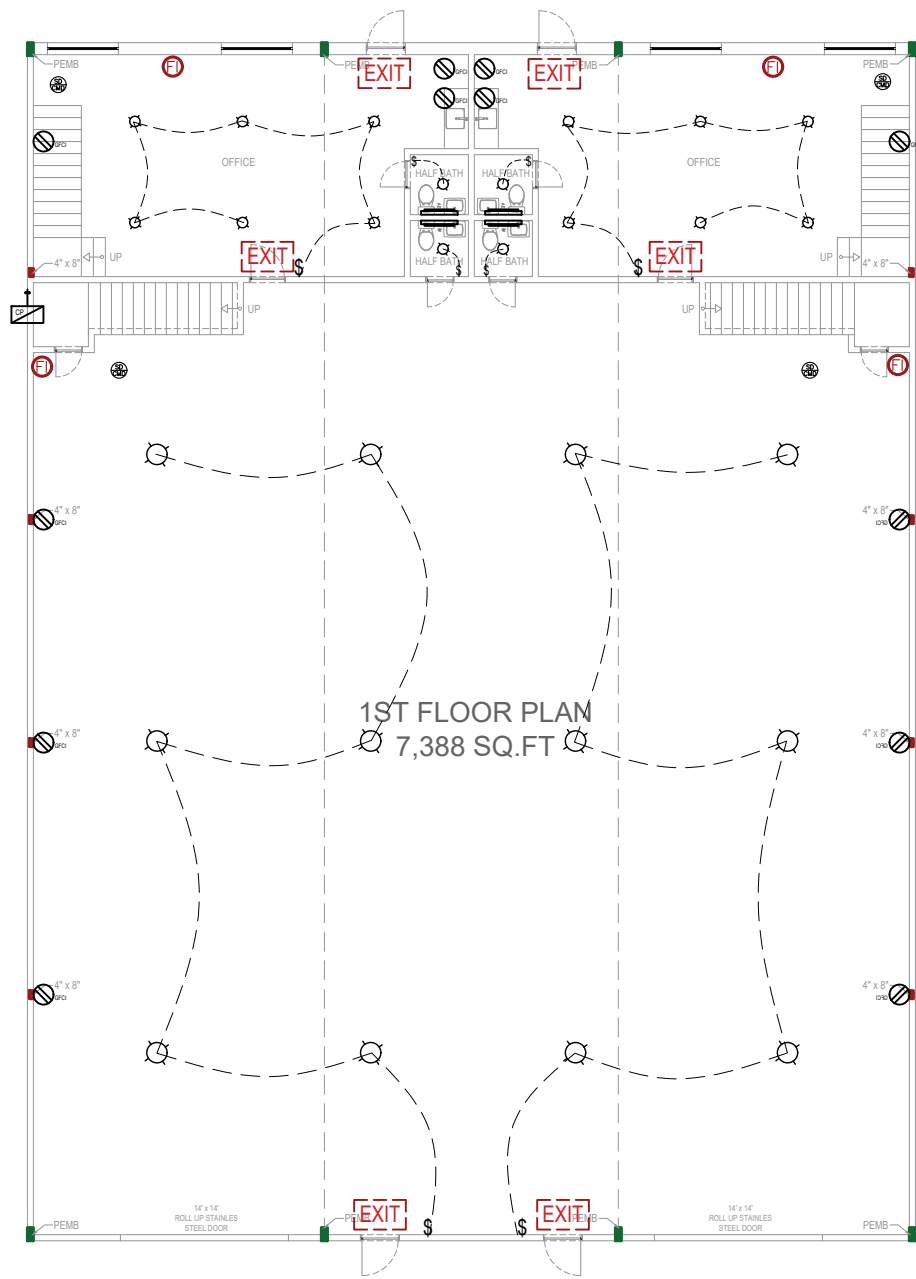
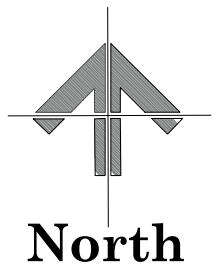
64' EGRESS DISTANCE

NOTE: 1. TRAVEL PATHS SHOWN ARE ILLUSTRATIVE OF MAXIMUM TRAVEL DISTANCE ONLY AND DO NOT DESIGNATE ALL EGRESS PATH

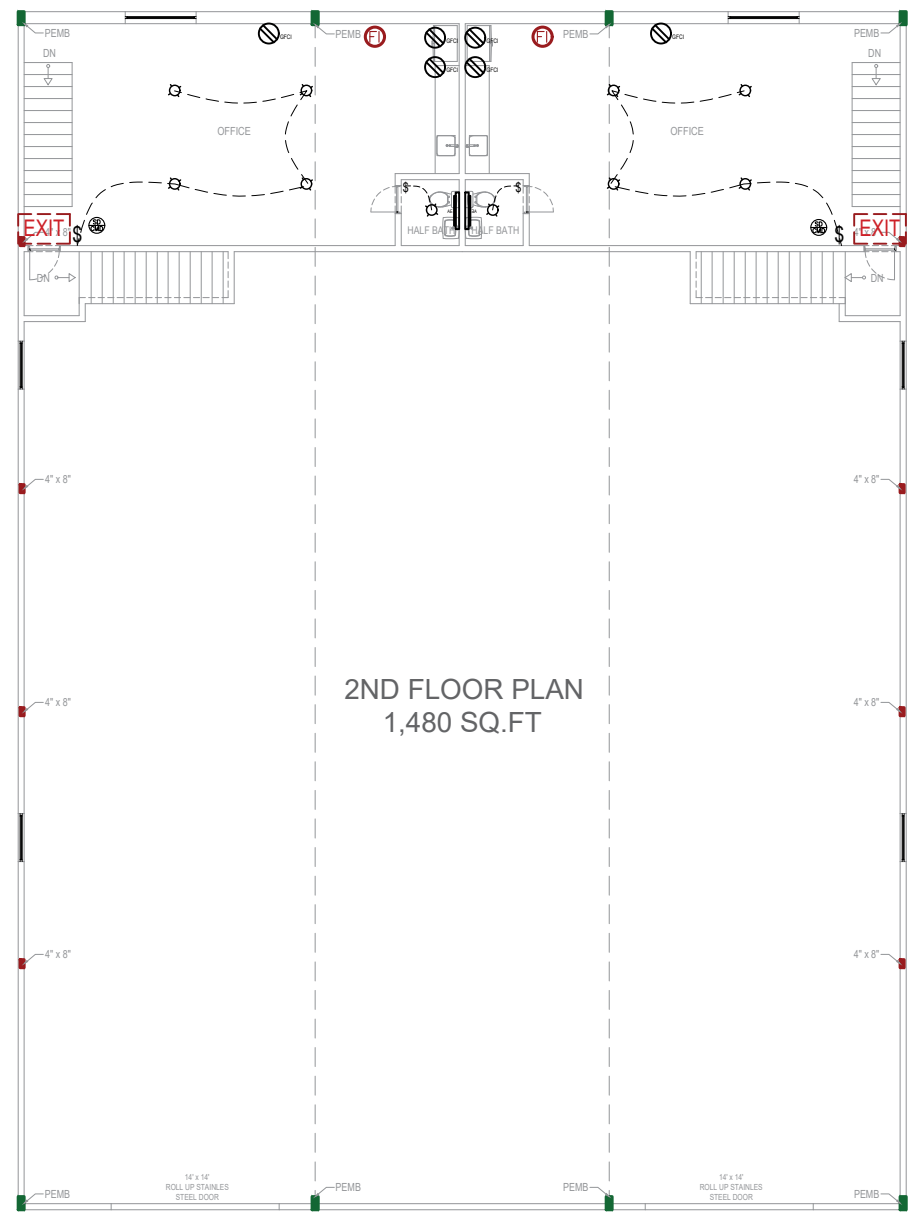
EMERGENCY EGRESS PLAN

SCALE: 1/16" -1'

DRAWN BY:	DRAWN BY:
ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.	SHEET NO.
SCALE: 1/16" -1'	A4



1ST FLOOR PLAN
7,388 SQ.FT



2ND FLOOR PLAN
1,480 SQ.FT

ELECTRICAL LOAD CALCULATION

Lighting Load.....10,642 VA
 Receptacle Load.....6,000 VA
 HVAC Load (4-2 Ton Mini Splits).....9,600 VA
 Miscellaneous Load.....2,000 VA
TOTAL CALCULATED LOAD.....28,242 VA

Calculated Current:
 28,242 VA ÷ 240V = 117.7A

Provide 200A, 120/240V, 1Ø, 3W Electrical Service.
 All electrical work shall comply with the 2020 NEC.

SYMBOLGY	
	62 INCH CEILING FANS WITH LIGHTS MODERN OUTDOOR CEILING FAN 6 SPEEDS, REVERSIBLE QUIET DC MOTOR, 3 CCT BI-COLOR 8 BLADES LARGE CEILING FAN FOR KITCHEN LIVING ROOM PATIO INDOOR/OUTDOOR 62 INCH CEILING FANS WITH LIGHTS MODERN OUTDOOR CEILING FAN 6 SPEEDS, REVERSIBLE QUIET DC MOTOR, 3 CCT BI-COLOR 8 BLADES LARGE CEILING FAN FOR KITCHEN LIVING ROOM PATIO INDOOR/OUTDOOR
	EXISTING SPOT LIGHT
	WEATHERPROOF OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER
	SWITCH
	AIR EXTRACTOR
	ELECTRICAL PANEL 200 AMPS. W/ DISCONNECT
	EMERGENCY EXIT LIGHT
	SMOKE DETECTOR
	UPS ON INTERRUPTER POWER SUPPLY
	FIRE EXTINGUISHERS

ELECTRICAL PLAN

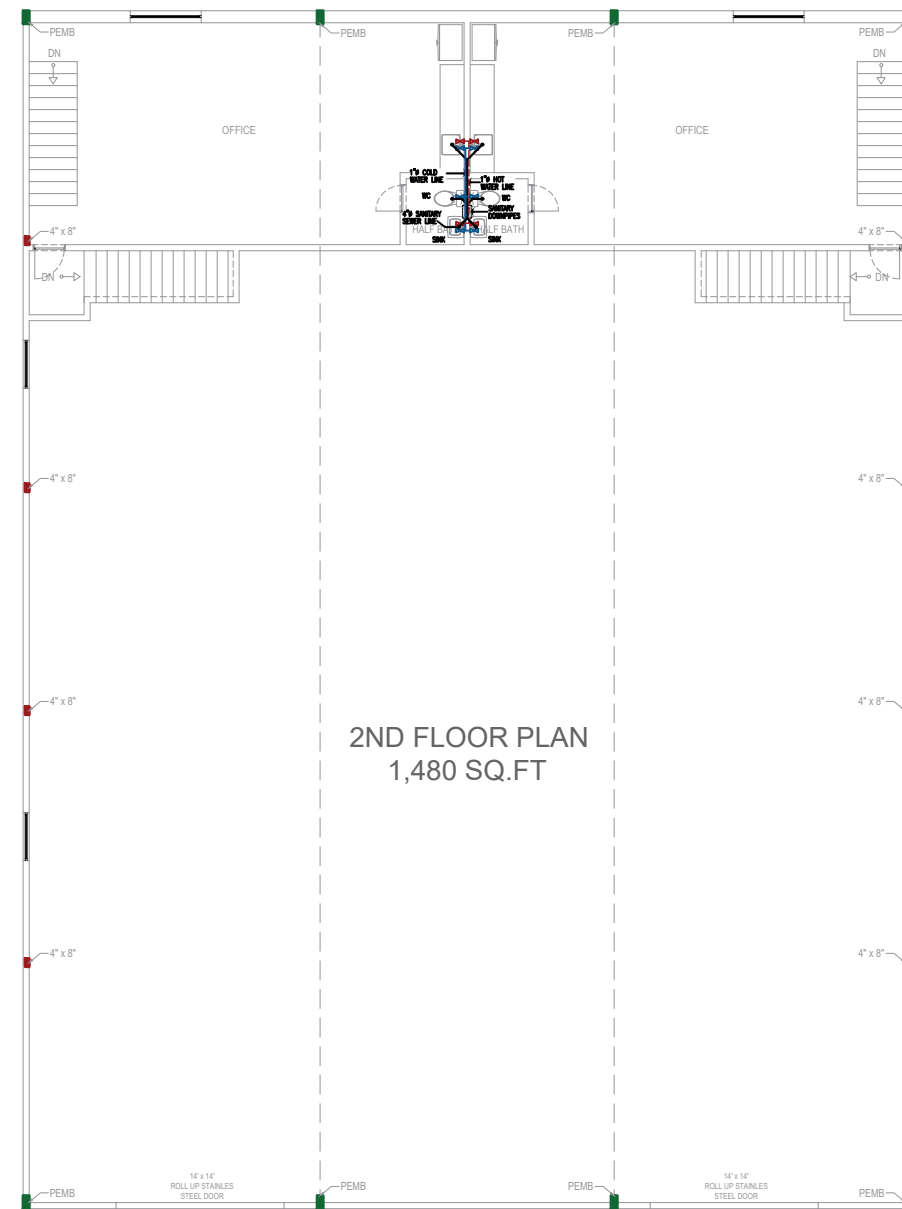
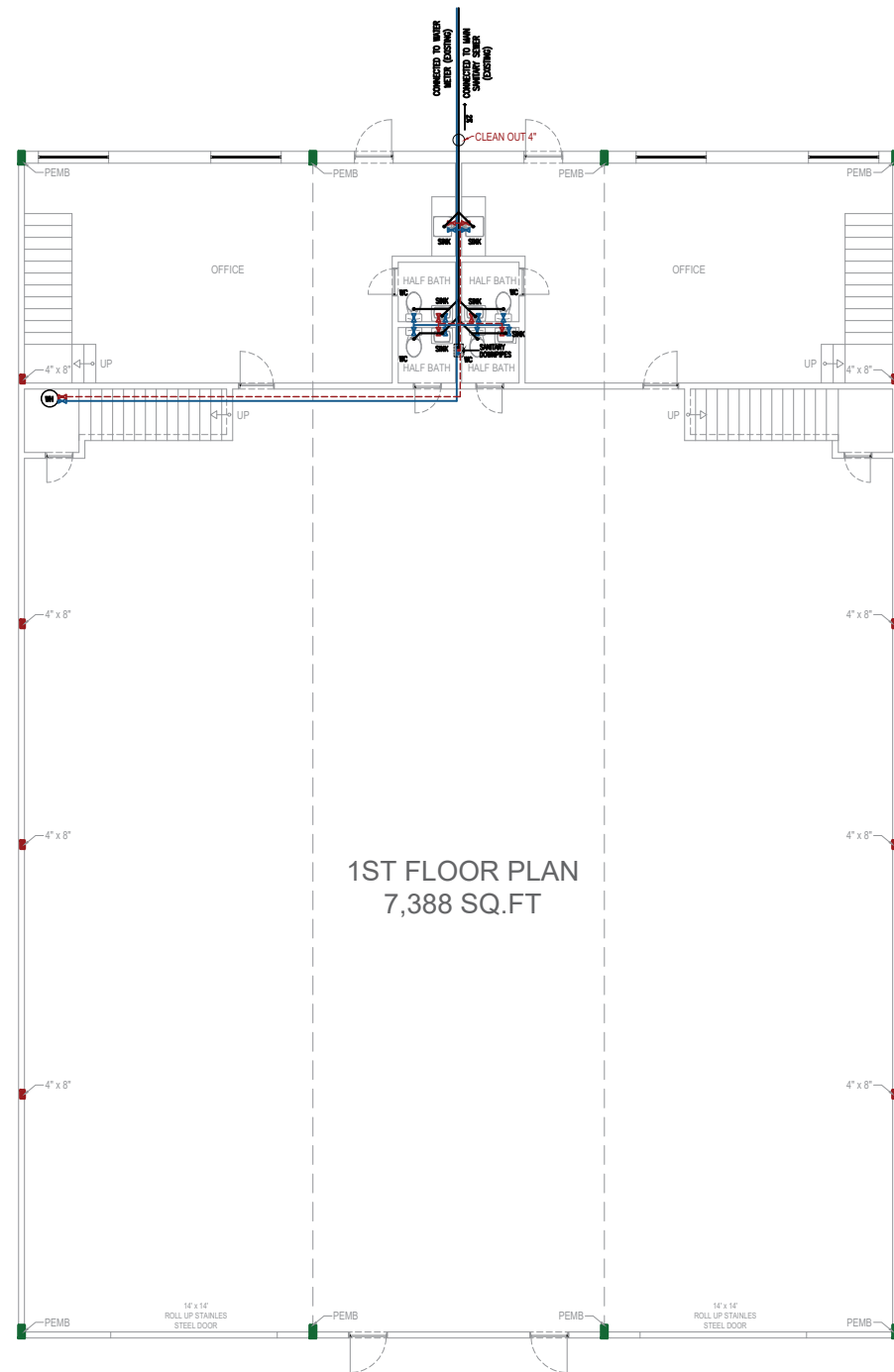
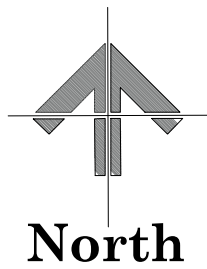
SCALE: 1/16" -1'

PROJECT DESIGN

General Contractor:

ELECTRICAL PLAN
 593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.	SHEET NO.
SCALE: 1/16" -1'	E1



PLUMBING PLAN



SCALE: 1/16" -1'

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General Contractor:

PLUMBING PLAN
 593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.:	SHEET NO.:
SCALE: 1/16" -1'	P1

PLUMBING LEGEND	
SYMBOL	ITEM DESCRIPTION
—	SANITARY SEWER
	WATER COLD
	WATER HOT

PLUMBING GENERAL NOTES

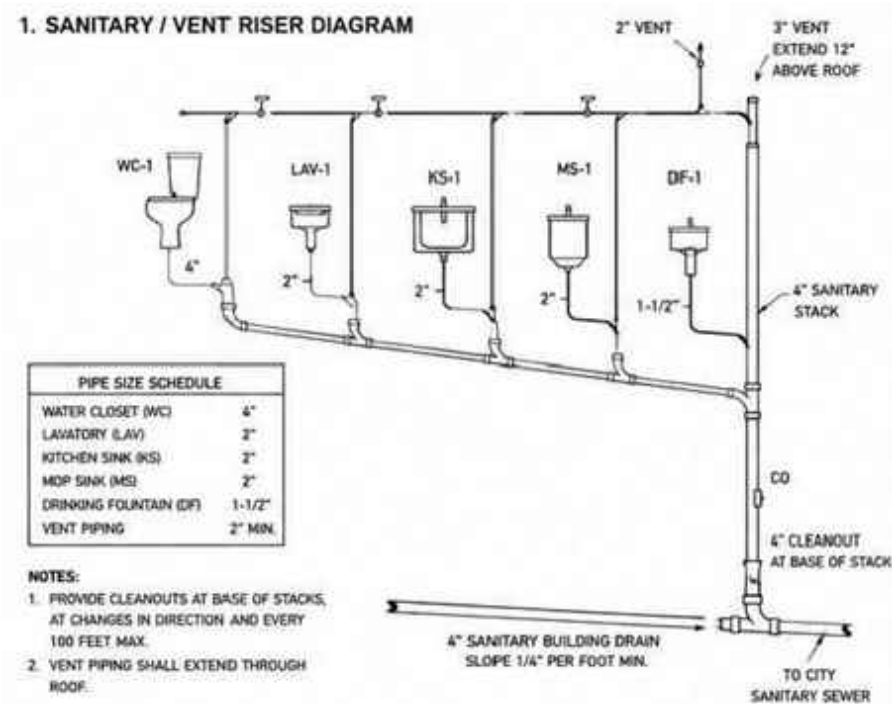
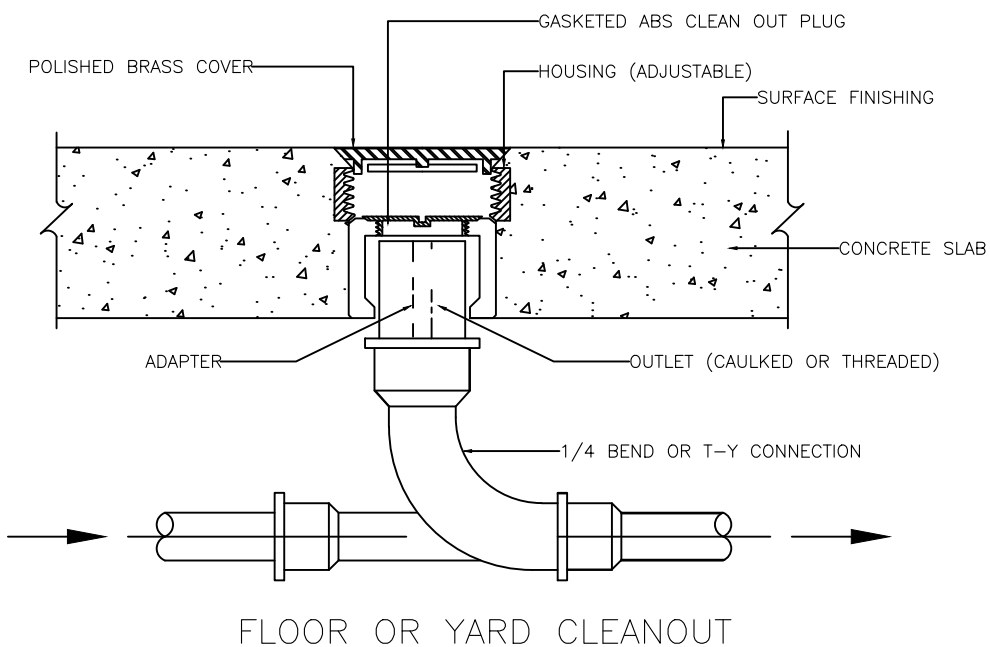
- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.

- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

FIXTURE CONNECTION					
MARK	FIXTURE	WASTE	VENT	CW	HW
WC	WATER CLOSET	4"		2"	1"
HS	HAND SINK		2"	1/2"	3/4"
WH	WATER HEATER	—	—		3/4"

NOTES:

- SIZES SHOWN ARE MINIMUM UNIFORM PLUMBING CODE REQUIREMENTS FOR TRAPS, TRAP ARM & ROUGH-IN CONNECTION.
- IF CAST IRON NO-HUB PIPE IS USED, WASTE AND VENT PIPE SHALL BE 2" MINIMUM.



FIXTURE SCHEDULE						
FIXTURE	DESCRIPTION	CW	HW	WASTE	VENT	
TOILET	AMERICAN STANDARD CADET # EL 1.5 GPF 2162.170- WHITE	1"	—	4"	4"	
LAVATORY	AMERICAN STANDARD "LUCERNE" 0356.015.020 FAUCET: CHICAGO FAUCET - 2 GAL(895-317-E29-327A-60)	1"	1"	2"	2"	
SHOWER	BY OWNER 2 GPM					

PROJECT DESIGN

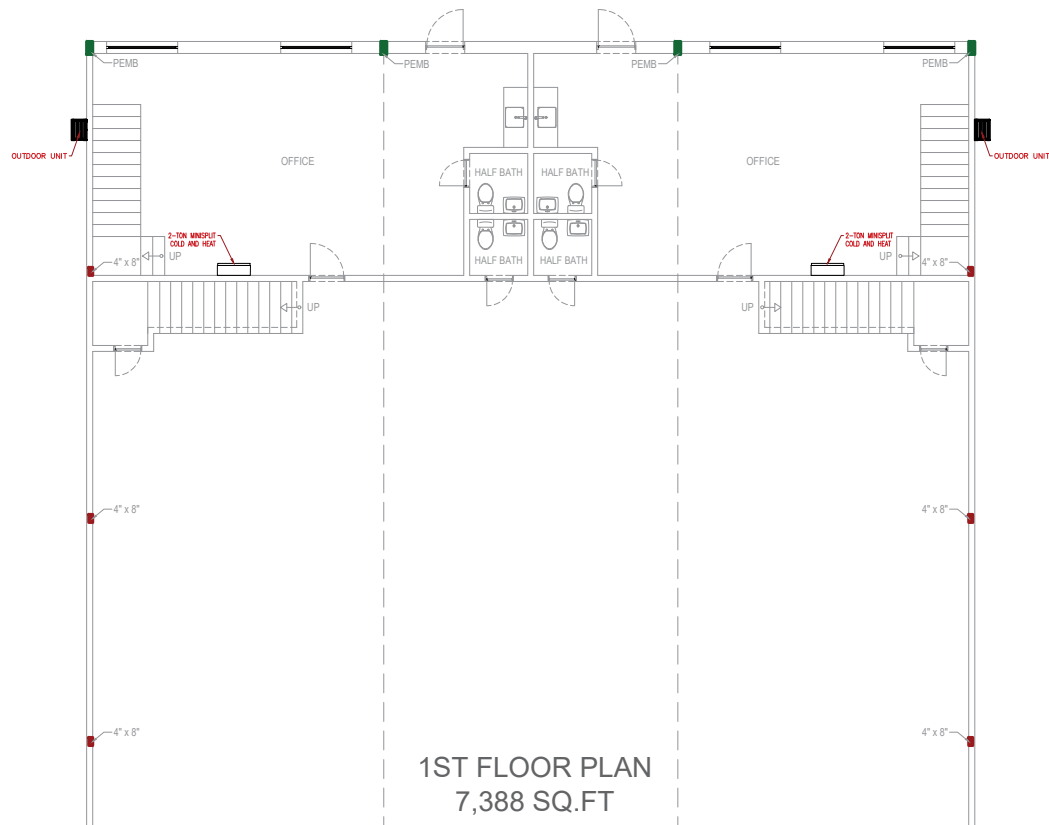
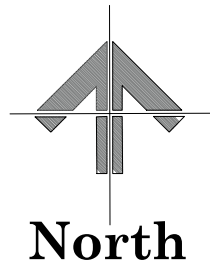
General Contractor:

PLUMBING PLAN
593 Co Rd 3597, Boyd, TX 76023

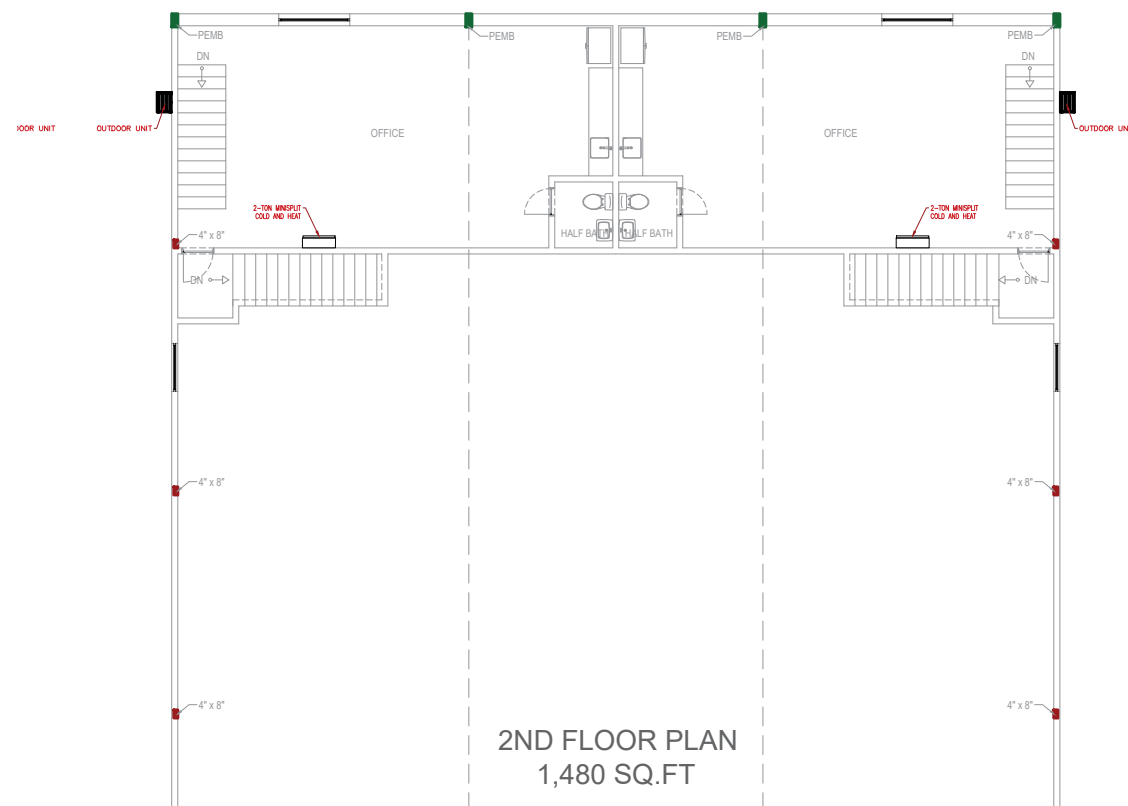
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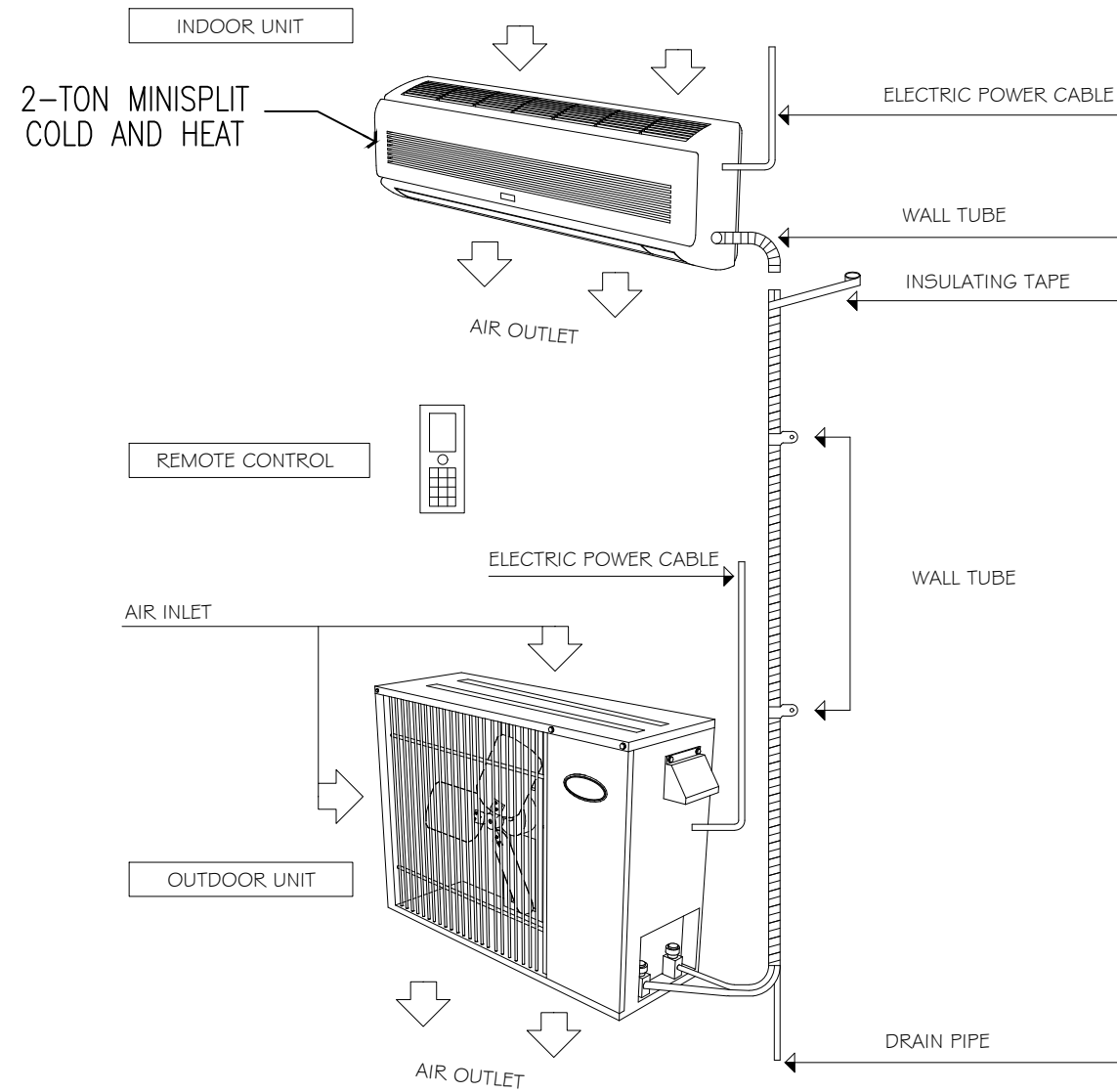
P2



1ST FLOOR PLAN
7,388 SQ.FT



2ND FLOOR PLAN
1,480 SQ.FT



MECHANICAL PLAN
SCALE: 1/16" -1'

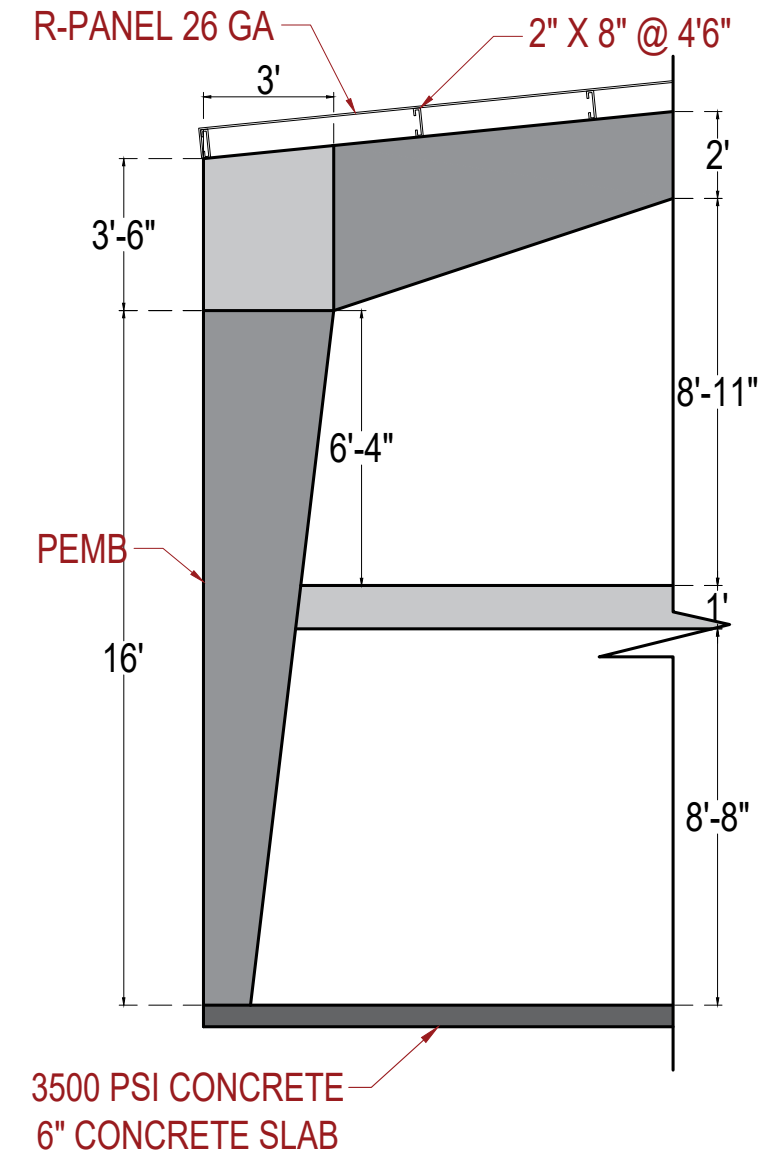
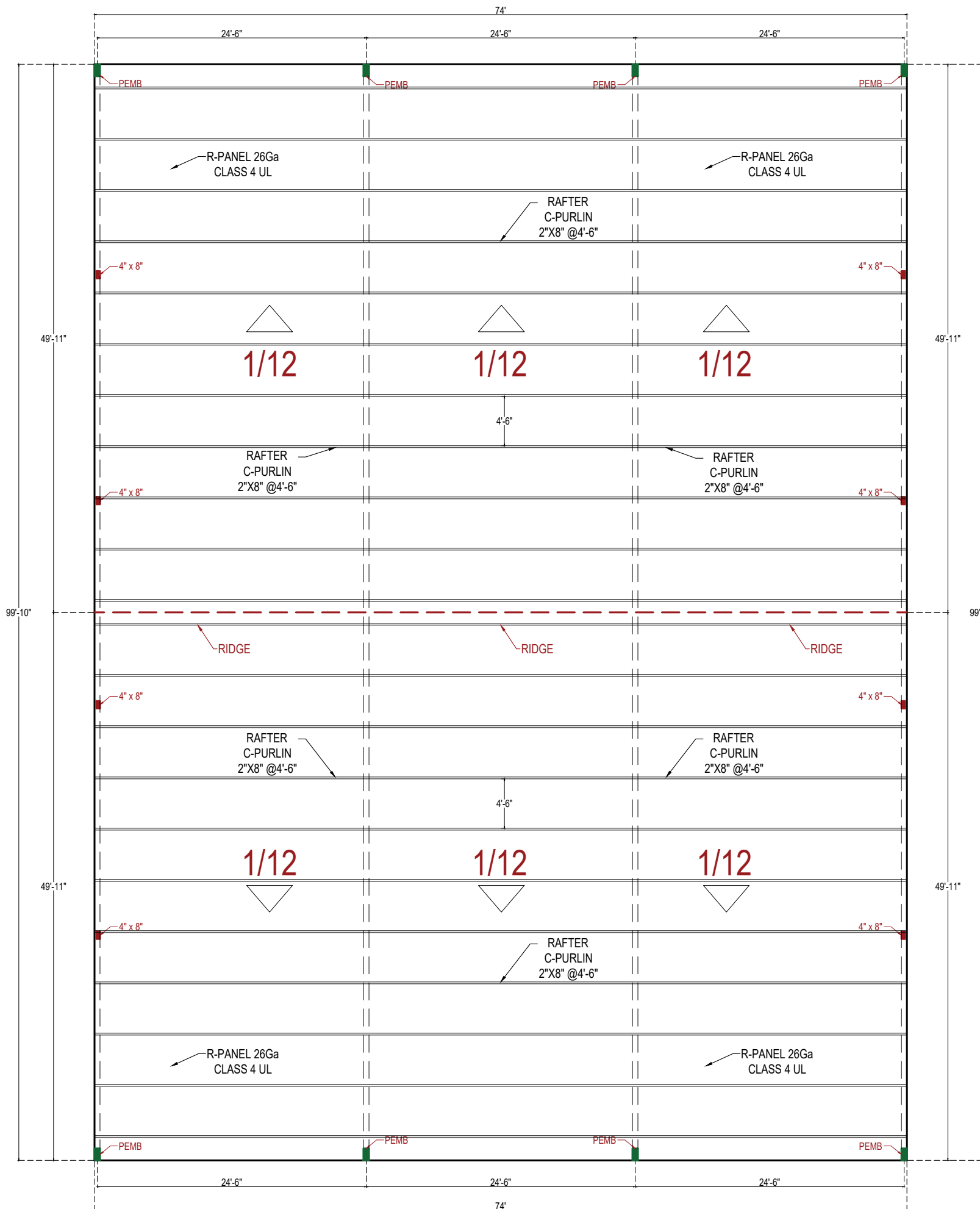
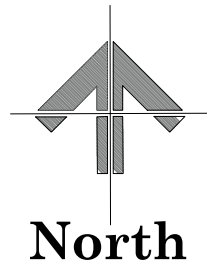
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General Contractor:

MECHANICAL PLAN

593 Co Rd 3597, Boyd, TX 76023

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SCALE: 1/16" -1'	M1



ROOF FRAMING PLAN

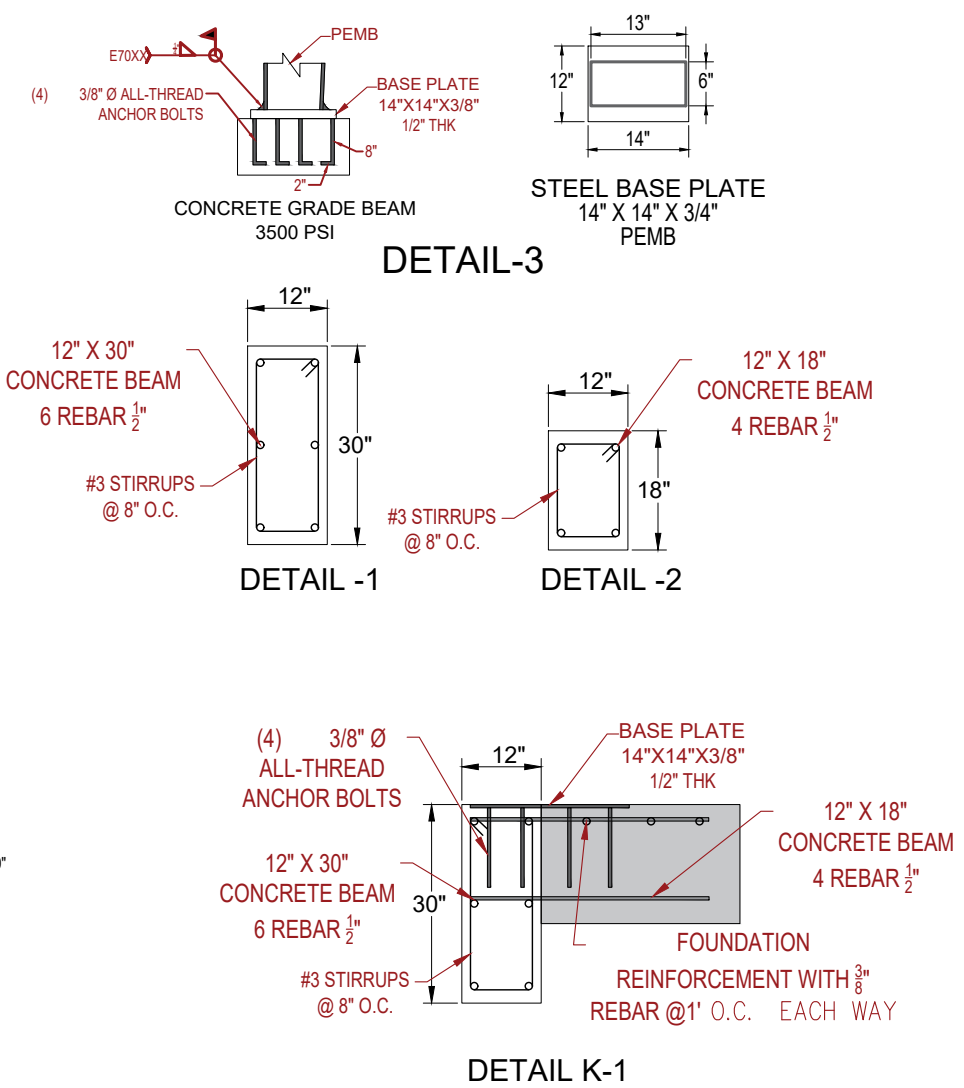
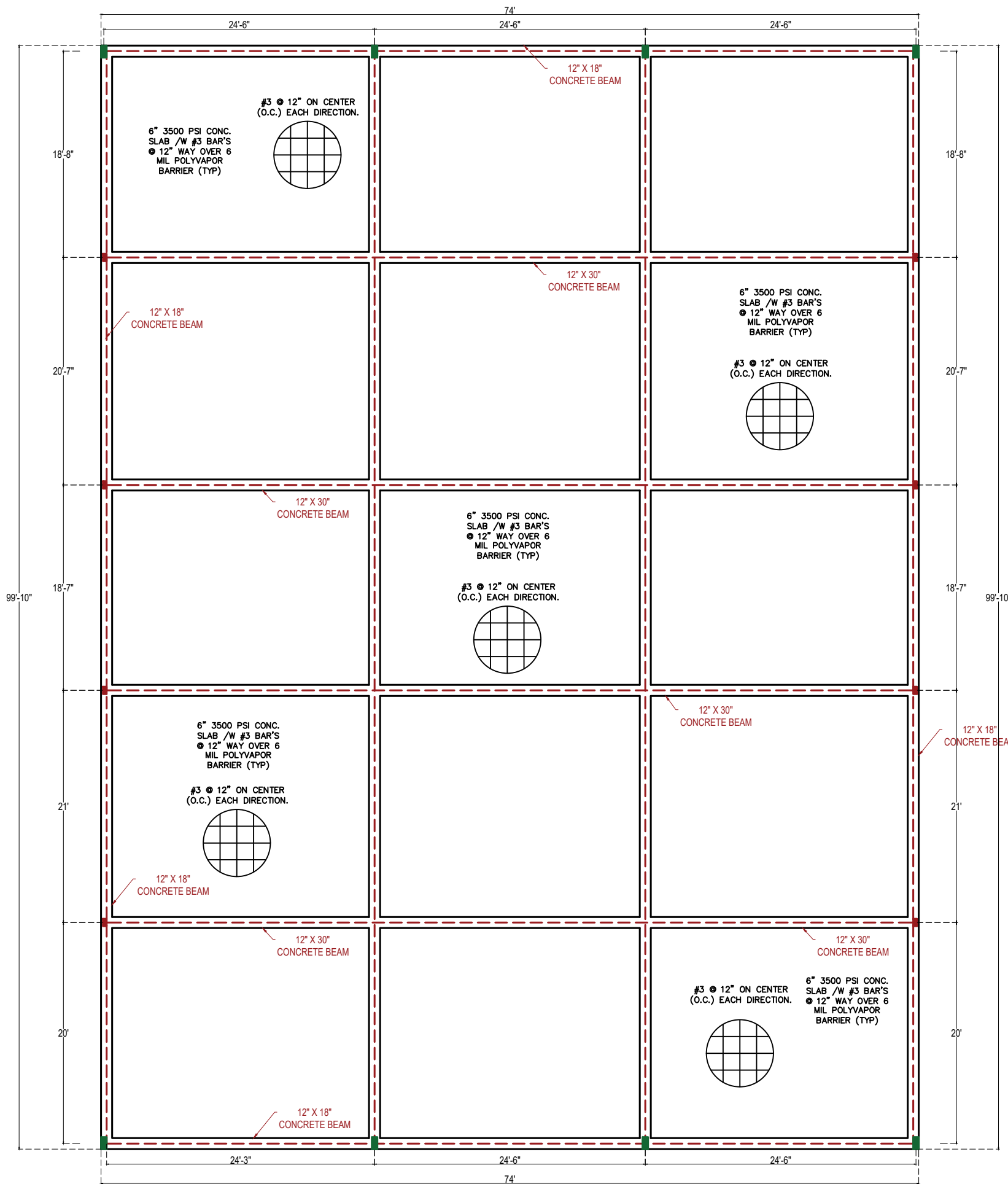
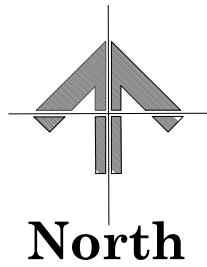
SCALE: 3/32" - 1'

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ROOF FRAMING PLAN
593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
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SCALE: 3/32" - 1'	S1



FOUNDATION PLAN

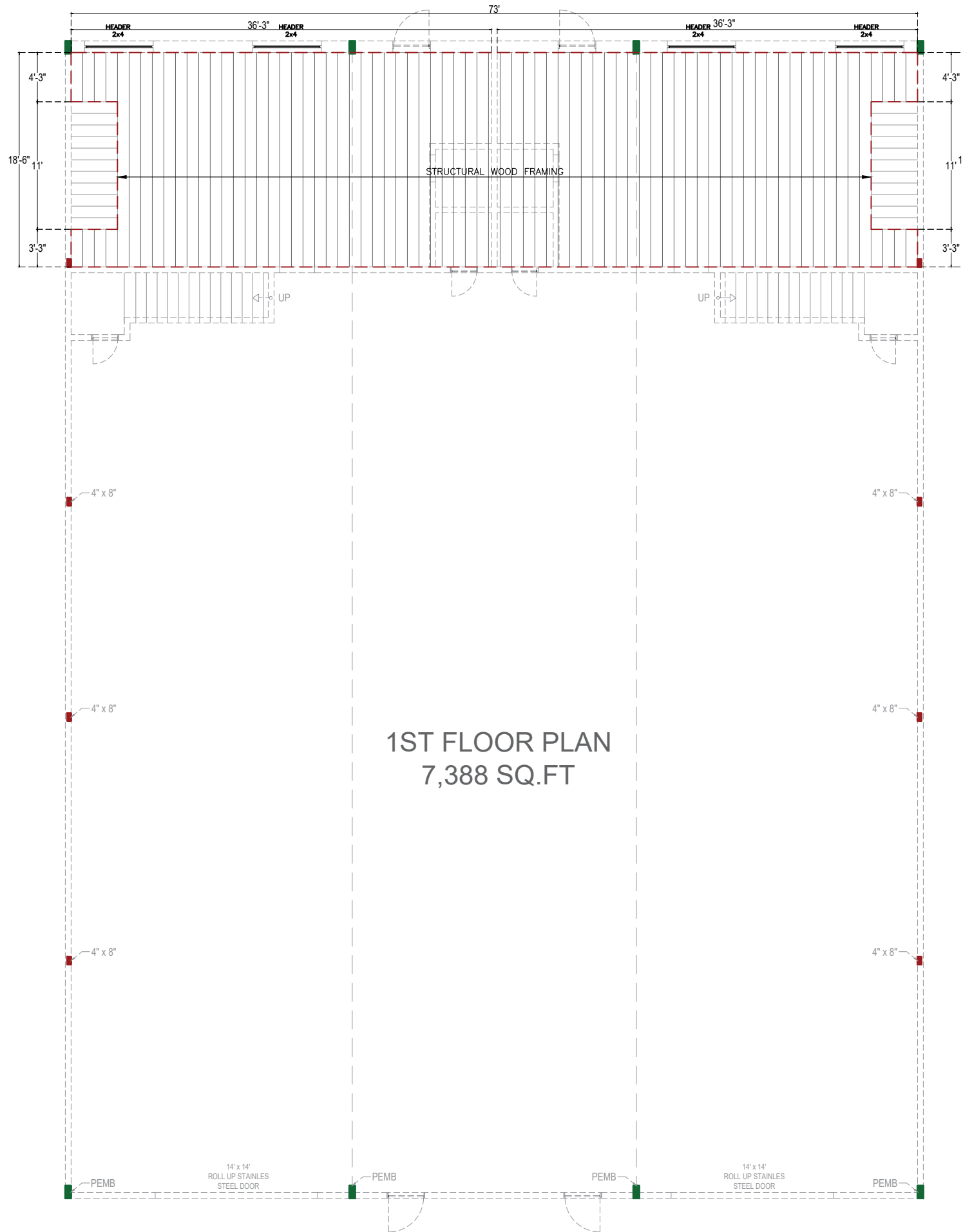
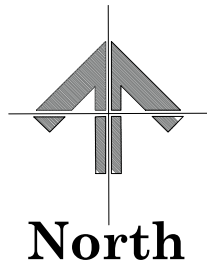
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FOUNDATION PLAN
593 Co Rd 3597, Boyd, TX 76023

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SCALE: 3/32" - 1'	S2



1ST FLOOR PLAN
7,388 SQ.FT

BUILDING CODE:
2021 INTERNATIONAL BUILDING
CODE (IBC)

BEARING WALL:
1. EXTERIOR STUDS 2x6 @ 16"
2. INTERIOR STUDS 2x6 @ 24"

FRAMING NOTES:

1. SHALL BE SYP#2 W/ 3" MIN BEARING @ E.E.
2. CEILING JOIST SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL HAVE SOLID OR DIAGONAL BRIDGING AT INTERVALS NO TO EXCEED 10 FEET.
3. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
4. SUBSTITUTIONS OF BEAM SETS OR HANGER SHALL NOT BE ACCEPTABLE UNLESS APPROVED IN ADVANCE BY ENGINEER AND ARCHITECT.
5. USE 2x SYP#2 WOOD STUDS AT 24" O.C. AT INTERIOR BEARING STUD AND WALL ALL EXTERIOR WOOD STUD WALLS.
6. FOR OPENING < 4'-0" USE 1-2x KING, FOR OPENINGS > 4'-0" USE 2-2x TRIMMER & 2-2x KING U.N.O. ON PLANS.



EXTERIOR WALL NOTES

1. ALL EXTERIOR WALLS TO BE SHEATHED WITH 15/32" APA-RATED, NAILED WITH 8d NAILS AT 6" O.C. ALONG PLYWOOD PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS U.N.O. ON FRAMING PLAN. ALL PANEL EDGES TO BE BLOCKED.
2. ALL SHEAR WALLS BE TIED TO THE DIAPHRAGMS BY 10d NAILS @ A MAX OF 6" SPACING.

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING THE WORK. THE DIMENSIONS SHOWN HEREIN ARE APPROXIMATE AND HE SHALL NOT RELY ONLY ON THE DIMENSIONS SHOWN ON THESE DRAWINGS.
2. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION OF DRAWINGS FROM OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, DRAINAGE, GUTTERS, DOWNSPOUTS, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
4. COORDINATE WITH OTHER DRAWINGS FOR SLEEVES AND PENETRATIONS THROUGH THE ROOF
5. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISH STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, GUYING AND/OR BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK, AND CONNECTIONS HAVE BEEN COMPLETED.
6. THE INVESTIGATIONS, DESIGN, SAFETY AND INSPECTION OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE WHOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERE TO (NOR SALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).
8. SHOP DRAWINGS AND OTHER ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION OR PURCHASE. ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR BEFORE SUBMITTAL. THE ENGINEER'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE WHOLE RESPONSIBILITY TO REVIEW, CHECK AND COORDINATE THE SHOP DRAWINGS PRIOR TO SUBMITTAL.
9. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE LOAD CARRYING CAPACITY OF THE STRUCTURAL MEMBERS OF CONNECTIONS. THE LIVE LOADINGS USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE DESIGN CRITERIA NOTES. DO NOT APPLY ANY CONSTRUCTION THE ROOF FRAME IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
10. CONTRACTORS SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.

FLOOR FRAMING PLAN

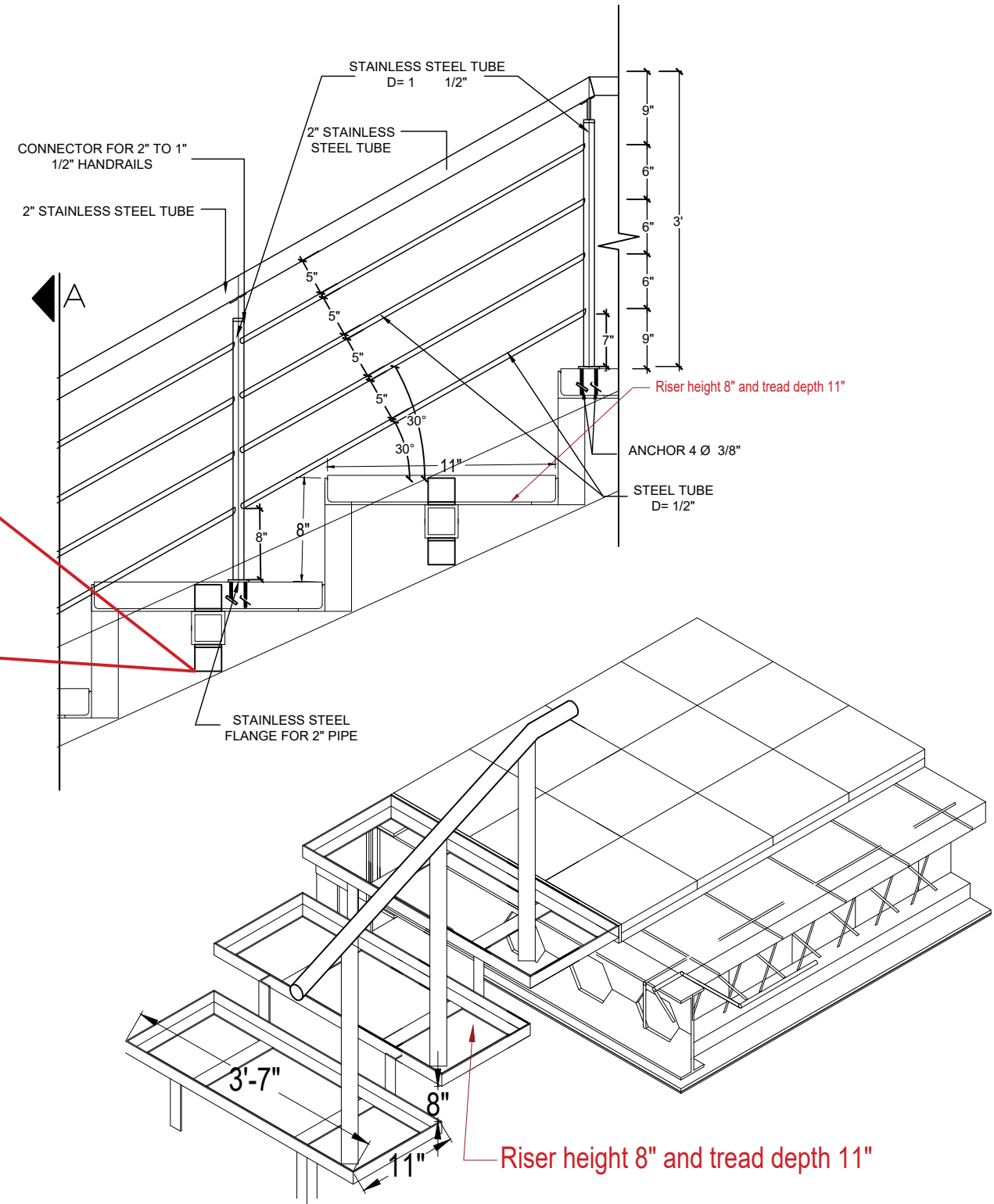
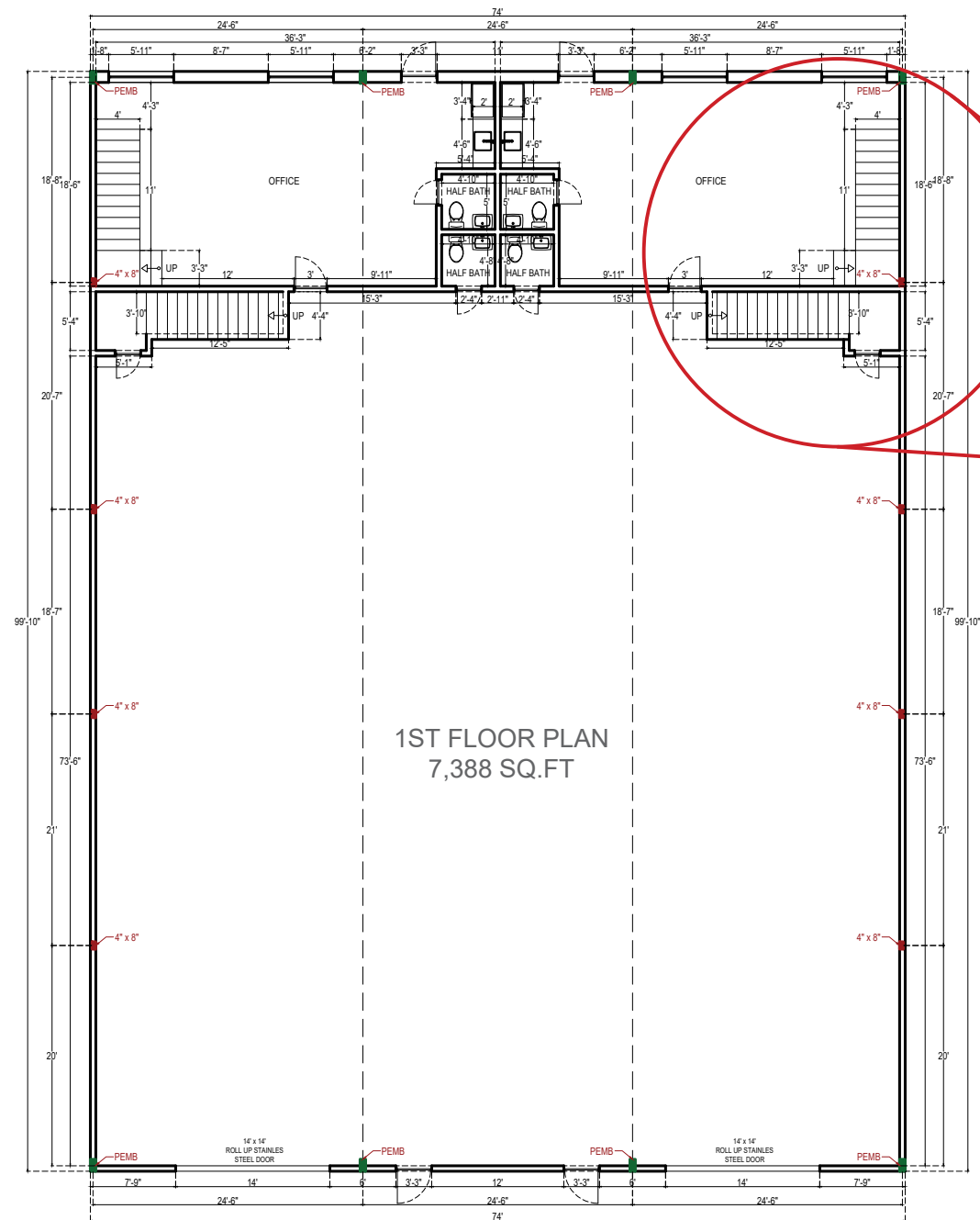
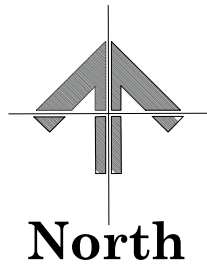
SCALE: 3/32" -1'

PROJECT DESIGN

General Contractor:

FLOOR FRAMING PLAN
593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.	SHEET NO.
SCALE: 3/32" -1'	S3



STAIRCASE DETAIL

SCALE: 1/16" -1'

PROJECT DESIGN

General Contractor:

FOUNDATION PLAN
593 Co Rd 3597, Boyd, TX 76023

DRAWN BY:	DRAWN BY:
ORIG. DATE: 05/28/26	REV. DATE:
JOB NO.	SHEET NO.
SCALE: 1/16" -1'	S4